037.A	0004	0004.0	1 of 1	Condominium		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	198,700 /	198,700
					USE VALUE:	198,700 /	198,700
					ASSESSED:	198,700 /	198,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
122		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #: 4

Owner 1:	ARLINGTON HOUSING AUTHORITY	
Owner 2:		
Owner 3:		
Street 1:	4 WINSLOW ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Housing Auth with a Condo Garden Building built about 1962, having primarily Brick Exterior and 650 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
970	0.000	198,700			198,700
Total Card	0.000	198,700			198,700
Total Parcel	0.000	198,700			198,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.69 | /Parcel: 305.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	126063
GIS Ref	
GIS Ref	
Insp Date	05/25/18

!3127!

PREVIOUS ASSESSMENT

Parcel ID: 037.A-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	970	FV	193,200	0	.		193,200	193,200	Year End Roll	12/18/2019
2019	970	FV	176,700	0	.		176,700	176,700	Year End Roll	1/3/2019
2018	970	FV	3,300	0	.		3,300	3,300	Year End Roll	12/20/2017
2017	970	FV	3,300	0	.		3,300	3,300	Year End Roll	1/3/2017
2016	903	FV	3,300	0	.		3,300	3,300	Year End	1/4/2016
2015	903	FV	3,300	0	.		3,300	3,300	Year End Roll	12/11/2014
2014	903	FV	3,300	0	.		3,300	3,300	Year End Roll	12/16/2013
2013	903	FV	3,300	0	.		3,300	3,300		12/13/2012

PRINT

Date	Time
12/10/20	18:26:20

LAST REV

Date	Time
05/25/18	10:54:55

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3127

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14291-417		5/1/1981		39,900	No	No		Y

USER DEFINED

Prior Id # 1:	126063
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	Measured	DGM	D Mann
11/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
970	Housing Auth		0		Sq. Ft.	Site		0	0.	0.00	3																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	970	Housing Auth	Prime NB Desc:	ARLINGTON	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	I - Interior
Total Units:	
Floor:	B - Basement
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30.6	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.42307687
Const Adj.:	0.85688394
Adj $ / SQ:	390.212
Other Features:	32728
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	286365
Depreciation:	87628
Depreciated Total:	198737

COMMENTS

1962.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	0	0	

Totals		
0		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	390.21
Special Features:	0	Val/Su Net:	305.69
Final Total:	198700	Val/Su SzAd	305.69

SKETCH

UnSketched SubAreas:
GLA: 650,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	650	390.210	253,638

Net Sketched Area:	650	Total:	253,638

Size Ad	650	Gross Are	650	FinArea	650

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

037.A-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	